

**CITY OF NEWBURGH  
ARCHITECTURAL REVIEW COMMISSION**

**Mary Crabb, Chairperson**  
123 Grand Street, Newburgh, N.Y. 12550

**Joan Mason, Secretary**  
(845) 569-7400 Fax 569-0096

**ARCHITECTURAL REVIEW COMMISSION meeting of  
November 10, 2009.**

The regular meeting of the City of Newburgh **Architectural Review Commission** was held on **Tuesday, November 10, 2009** at 7:30 p.m. in the Activity Center at 401 Washington Street, Newburgh, New York.

**Members Present:**       **Mary Crabb, Chairperson**  
                                  **Brigidanne Flynn**  
                                  **Michele Basch**  
                                  **Paula Stevens**  
                                  **Joseph Minuta**

**Members Absent:**   **Peter King**  
                                  **John Ledwith IV**

**Also present: Michelle Kelson, Acting Corporation Counsel**

The meeting was called to order at 7:30 p.m. after a quorum was confirmed.

**OLD BUSINESS**

**AR 2009-47       100 Grand Street**  
To build a handicapped ramp combined with a regular entry to the building. Construction to be wooden with the main carrying beams the original full dimensional 2 x 6 Douglas Fir. The decking for the walkway will be 5/4 Douglas Fir tongue and groove. The post will be 4 x 4 cedar and the spindles will be 2 x 2 cedar. The railing will be 5 x 4 x 6 cedar. The landing will be attached with tapcon screws and stained with BM HC-50, Georgian Brick.  
**Applicant: Rev. Ronald Truncali**  
**Owner: Hudson Valley Christian Church**

**DISCUSSION**

Reverend Truncali presented two schematics of the placement of the ramp in the front of the building. One was a less permanent, wooden structure with spindles

and painted white. The other was a structure made of a concrete base, white or the same color as the sidewall, with the railing painted black. The designer said that the only financial option was to have the ramp in the front of the building. A question was posed about the amount of space for the door to swing open. The platform has room, it is 8 feet wide. It was also recommended that if possible, the stairs should be widened to match the 8 feet of the ramp. Bridgidanne Flynn preferred the railing be metal, painted black.

A motion to approve this application to build a handicapped ramp in the front of the building, to meet building codes, wood or cement, with stairs to match the platform width of 8 feet and a powder coated or wrought iron railing, was made by Bridgidanne Flynn and seconded by Paula Stevens.

The motion was approved 5-0.

#### **NEW BUSINESS**

**AR 2009-56**

**53 Lander Street**

To remove the existing paint down to the brick, add a white primer coat, paint the frame of the windows in kind with white, and repaint the building Cinnamon Brown.

**Applicant: Jesus Heras**

#### **DISCUSSION**

Mr. Heras appeared before the Board to explain the application. The Board verified that he was going to paint everything in kind.

A motion to approve this application as written was made by Joseph Minuta and seconded by Michele Basch.

The motion was approved 5-0.

**AR 2009-58**

**120-24 Broadway**

To paint first floor overhang, bottom brick on west side, and window and door frame on west side of 124 Broadway, BM, HC-51, Audubon Russet, paint all white areas around window and to right of door and security gate hood, Bleeker Beige, HC-80.

**Applicant: Jeffrey Link**

### DISCUSSION

Mr. Link appeared and proposed to paint the awning and other areas, white, and the trim, roof, doors and windows Russet. He also wanted to paint new letters in an existing sign, an item not represented on the application, which requires public hearing. He agreed to make a new application for the sign.

A motion to approve this application as written was made by Joseph Minuta and seconded by Michele Basch.

The motion was approved 5-0.

**AR 2009-63**

#### **6-8 Dubois Street**

To repair existing slate roof shingles with material in kind, repaint existing wood shakes, install new step flashing around adjacent building over adjacent masonry chimney, provide both counter flashing and step flashing in aluminum where required, repaint existing wood cornice, repaint all existing wood windows and trim, install new 34 inch handrail and balusters at 4 inch O.C. to match existing.

**Applicant: Coppola Associates for Dubois Street  
Redevelopment Limited Partnership**

**Owner: Ingrid Nardoni**

### DISCUSSION

Mr. Coppola explained the application. The Board verified that the proposed painting and repairs would be in kind.

A motion to approve this application as written was made by Joseph Minuta and seconded by Michele Basch.

The motion was approved 5-0.

**AR 2009-64**

#### **22 Dubois Street**

To install new wood rake at side elevation to match existing and paint, repaint all masonry where required, repoint all masonry and eliminate gaps around all windows where required, repaint existing porch including wood cornice, columns, handrails and balusters, repoint all masonry on rear as required and paint.

**Applicant: Coppola Associates for Dubois Street  
Redevelopment Limited Partnership**

**Owner: Ingrid Nardoni**

### DISCUSSION

Mr. Coppola explained the application. The Board verified that the painting and the repairs were to be in kind.

A motion to approve this application as written was made by Paula Stevens and seconded by Michele Basch.

The motion was approved 5-0.

**AR 2009-65**

**27 Dubois Street**

To repair existing wood trim with material in kind, repair existing wood cornice and trim with material in kind, repoint all masonry as required and paint, repaint all wood windows including trim, repoint all masonry as required and paint.

**Applicant: Coppola Associates for Dubois Street**

**Redevelopment Limited Partnership**

**Owner: Ingrid Nardoni**

### DISCUSSION

Mr. Coppola explained the application. The Board verified that the painting and the repairs were to be in kind.

A motion to approve this application as written was made by Michele Basch and seconded by Joseph Minuta.

The motion was approved 5-0.

**AR 2009-66**

**40 Dubois Street**

To repair wood trim and cornice with material in kind and repaint.

**Applicant: Coppola Associates for Dubois Street**

**Redevelopment Limited Partnership**

**Owner: Ingrid Nardoni**

### DISCUSSION

Mr. Coppola explained the application. The Board verified that the painting and the repairs were to be in kind.

A motion to approve this application as written was made by Paula Stevens and seconded by Joseph Minuta.

The motion was approved 5-0.

**AR 2009-67**

**42 Dubois Street**

To install new aluminum gutters and leaders, install new modified Biteman roofing system inside porch roof cavity, install two new 1 inch copper scupper to drain, repair, replace and paint existing wood shingles, repair existing slate roof shingles with material in kind, repair existing wood trim with material in kind, and paint all wood windows including trim.

**Applicant: Coppola Associates for Dubois Street  
Redevelopment Limited Partnership**

**Owner: Ingrid Nardoni**

**DISCUSSION**

Mr. Coppola explained the application. Bridgidanne Flynn noted that the roof appears to be grey slate that was painted. Mr. Coppola said they will check it and repair it in kind. It was also suggested that the aluminum gutters be installed straight down and then pitch out. Mr. Coppola agreed.

A motion to approve this application as written with the aluminum gutters to be installed straight down was made by Joseph Minuta and seconded by Paula Stevens.

The motion was approved 5-0.

**AR 2009-68**

**50 Dubois Street**

To repair wood trim and cornice with material in kind and repaint, install new wood trim around wood archway and masonry, paint exterior front porch columns, install new clear plate glass window in each existing sidelight.

**Applicant: Coppola Associates for Dubois Street  
Redevelopment Limited Partnership**

**Owner: Ingrid Nardoni**

**DISCUSSION**

Mr. Coppola explained the application. The Board verified that the painting and the repairs were to be in kind.

A motion to approve this application as written was made by Joseph Minuta and seconded by Paula Stevens.

The motion was approved 5-0.

**AR 2009-69**      **87 Dubois Street**  
To repaint existing wood cornice.  
**Applicant: Coppola Associates for Dubois Street**  
**Redevelopment Limited Partnership**  
**Owner: Ingrid Nardoni**

**DISCUSSION**

Mr. Coppola explained the application. The Board verified that the painting and the repairs were to be in kind.

A motion to approve this application as written was made by Michele Basch and seconded by Joseph Minuta.

The motion was approved 5-0.

**AR 2009-70**      **93 Dubois Street**  
To repair existing wood cornice and trim with material in kind and repaint, install new aluminum step flashing and counter flashing at existing brick and porch roof, repaint all existing masonry over entire front façade.  
**Applicant: Coppola Associates for Dubois Street**  
**Redevelopment Limited Partnership**  
**Owner: Ingrid Nardoni**

**DISCUSSION**

Mr. Coppola explained the application. The Board verified that the painting and the repairs were to be in kind. Joseph Minuta questioned the paint color of the dual posts. Mr. Coppola said they will be painted white.

A motion to approve this application as written was made by Paula Stevens and seconded by Michele Basch.

The motion was approved 5-0.

**AR 2009-71**      **93A Dubois Street**  
To repair existing wood cornice and trim with material in kind and repaint.  
**Applicant: Coppola Associates for Dubois Street**  
**Redevelopment Limited Partnership**  
**Owner: Ingrid Nardoni**

### DISCUSSION

Mr. Coppola explained the application. The Board verified that the painting and the repairs were to be in kind.

A motion to approve this application as written was made by Joseph Minuta and seconded by Paula Stevens.

The motion was approved 5-0.

**AR 2009-72      104 Dubois Street**

To repair existing slate roof shingles with material in kind, repair wood trim and cornice with material in kind and repaint entire building, repair existing front wood door, install 100 LF of new cedar fencing as per detail, repair/replace existing metal trim hip to match existing.

**Applicant: Coppola Associates for Dubois Street  
Redevelopment Limited Partnership  
Owner: Ingrid Nardoni**

### DISCUSSION

Mr. Coppola explained the application. The Board verified that the painting and the repairs were to be in kind. Mr. Coppola stated that the satellite dish would be relocated.

A motion to approve this application as written was made by Joseph Minuta and seconded by Paula Stevens.

The motion was approved 5-0.

**AR 2009-73      108 Dubois Street**

To confirm that existing chimney is not in use, plug all internal flues and fireplaces, remove existing masonry chimney down below existing roof, install new sheathing to match existing, on front and back of building repair wood trim and cornice with material in kind and repaint both front and back of building, repoint all masonry as required and paint, install new fiberglass shingles over front half of existing roof.

**Applicant: Coppola Associates for Dubois Street  
Redevelopment Limited Partnership  
Owner: Ingrid Nardoni**

### DISCUSSION

Mr. Coppola explained the application. The Board verified that the painting and the repairs were to be in kind. Mr. Coppola explained that the chimney was to be removed due to a water problem and it was crumbling and not in use.

A motion to approve this application as written was made by Joseph Minuta and seconded by Michele Basch.

The motion was approved 4-1.

**AR 2009-74      300 Broadway**

To request a waiver of the 60 day comment period so an application may be made for the Colored Burial Ground to be designated as a National Historic Landmark.

**Applicant: Richard Herbek, Acting City Manager**

**Owner: City of Newburgh**

### DISCUSSION

Mr. Dick Peterson and Ms. Ann Kuzmik appeared for the City of Newburgh. SHPO is asking the city to request a waiver of the 60 day requirement for comments from the general public as required per code 300-25 A23. They have already had five meetings with the City Council. Mr. Peterson said they held 14 months of meetings open to the public. Michelle Kelson said that the public has had ample opportunity to know of the proposal. Bridgidanne Flynn said she had no objection to the site and would also like to see the Newburgh Court House building included. Mr. Peterson said this application is for historic mention and the plan is to include the building and memorialize the entire site. Per Ms. Kuzmik, this application is for the cemetery only, but SHPO is considering the entire site. This is a start to incorporate both.

A motion to approve the waiver of a 60 day public comment period was made by Paula Stevens and seconded by Joseph Minuta.

The motion was approved 5-0.

### PUBLIC HEARINGS

**AR 2009-59      115 Liberty Street**

To install an awning display to front of store.

**Applicant: Maria Flores**

**Owner: Brian Scully**

## DISCUSSION

The Chairperson of the Board opened the Public Hearing by reading the text of the notice.

Applicant proposes an awning with a 3 feet projection just above the keystone to allow the architectural edifice to be exposed. The top of the awning will be right under the window.

There was no one present to speak for or against this application.

A motion to approve this application to install an awning of shed roof style, 23 feet by 3 feet, black, with white lettering was made by Bridgidanne Flynn and seconded by Michele Basch.

The motion was approved 5-0.

### AR 2009-60

#### 212 South Street

To repair and repaint the existing wood cornice and all trim on front and side, BM Exterior White, install new aluminum clad wood double hung windows to match existing windows on front and side, remove existing satellite TV dish, repair and repaint front covered porch with existing color, repair and repaint existing trim and columns, BM Exterior White, repair, repoint and clean the existing masonry to match on front and side, remove overgrown plants, vines and trees on front and side, replace front porch flooring with 5/4 inch brown Trex Decking and install brown Trex staircase with black iron or equal handrail and balusters, install new cedar panels framed and painted BM exterior Georgian Brick, to resemble existing windows on front and side basement only, remove existing deteriorated porch on side.

**Applicant: Coppola Associates for Rafiq Majeed**

**Owner: Rafiq Majeed**

## DISCUSSION

The Chairperson of the Board opened the Public Hearing by reading the text of the notice.

Mr. Coppola presented some new photos of the building. The building will be renovated into two family apartments, the first floor apartment, and a two level second floor apartment. They will install new aluminum clad double hung windows for any windows that are missing and the porch will be repaired or replaced in kind, along with the treads and railings. The basement windows will be blocked. It was suggested that an option of brick with a one inch recess for

the basement window. They will remove the satellite dishes and also mentioned installing a new cedar fence as per the new photo submitted; however, this was not part of the application.

There was no one present to speak for or against this application.

A motion to approve this application as written with the restoration of porch detail and allow an option for brick was made by Bridgidanne Flynn and seconded by Paula Stevens.

The motion was approved 5-0.

**AR 2009-61**

**214 South Street**

To repair and repaint the existing wood cornice and all trim on front and side, BM Exterior White, install new aluminum clad wood double hung windows to match existing windows on front and side, remove existing satellite TV dish, repair and repaint front covered porch with existing color, repair and repaint existing trim and columns, BM Exterior White, repair, repoint and clean the existing masonry to match on front and side, remove overgrown plants, vines and trees on front and side, replace front porch flooring with 5/4 inch brown Trex Decking and install brown Trex staircase with black iron or equal handrail and balusters, install new cedar panels framed and painted BM exterior Georgian Brick, to resemble existing windows on front and side basement only, remove existing deteriorated porch on side

**Applicant: Coppola Associates for Rafiq Majeed**

**Owner: Rafiq Majeed**

#### **DISCUSSION**

The Chairperson of the Board opened the Public Hearing by reading the text of the notice.

This building is being repaired and repainted as discussed in AR 2009-60. Joseph Minuta asked about the cornice roof flashing. It will be repaired and repainted.

There was no one present to speak for or against this application.

A motion to approve this application as written with the repair of the cornice coping and reveals in brick was made by Joseph Minuta and seconded by Paula Stevens.

The motion was approved 5-0.

**AR 2009-62**

**119 Broadway**

To repair wood trim and cornice with material, in kind, install new aluminum clad wood windows, remove existing paint and repoint all masonry, scrape and paint existing wood signboard and repair with material in kind, install new ½ inch exterior grade plywood panel with finished and plugged surface, install new 1 by 6 cedar trim boards, install new double insulation fixed glazing units, install new ½ glass steel door and front door to be full glass, install wrought iron gate, colors to be BM HC-177 revere pewter for window mantle, sills, cornice and wood trim, HC-81 New London Burgundy for the wood panels.

**Applicant: Coppola Associates for Alden Link**

**Owner: Alden Link**

**DISCUSSION**

The Chairperson of the Board opened the Public Hearing by reading the text of the notice.

Mr. Coppola presented what was planned for the building. There will be a new façade to the front of the building. They are not sure what is behind the brick, so they will install new wood panels on all three brick panels. No sign is being proposed. The second and third floors will eventually be renovated. Bridgidanne Flynn asked if the storefront windows will be grilled. Mr. Coppola said the panel look lends itself to a window grill look. He proposed a wrought iron gate, to prevent people from going into the recess of the building while it is unoccupied. Down lighting will be in front of the door and will not be seen.

There was no one present to speak for or against this application.

A motion to approve this application as written was made by Joseph Minuta and seconded by Michele Basch.

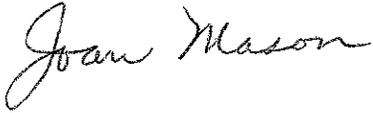
The motion was approved 5-0.

**Minutes of the October 2009 Meeting**

Brigidanne Flynn moved to approve the minutes of the October 13, 2009 meeting as written, and seconded by Joseph Minuta. The motion passed 5-0.

The meeting was adjourned at 9:00 p.m.

Respectfully yours,

A handwritten signature in cursive script that reads "Joan Mason". The signature is fluid and elegant, with the first letters of each name being capitalized and prominent.

Joan Mason  
Secretary  
Architectural Review Commission